

069.0

0004

0013.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
711,400 / 711,400
711,400 / 711,400
711,400 / 711,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		KIMBALL RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: FENNELLY RICHARD	
Owner 2: FENNELLY GERALDINE	
Owner 3:	

Street 1: 50 KIMBALL RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 7,260 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Asbestos Exterior and 1944 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7260		Sq. Ft.	Site		0	70.	0.88	12									446,459						446,500	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
101		7260.000	264,900		446,500	711,400				
Total Card		0.167	264,900		446,500	711,400	Entered Lot Size			
Total Parcel		0.167	264,900		446,500	711,400	Total Land:			
Source: Market Adj Cost			Total Value per SQ unit /Card:	365.95	/Parcel:	365.9	Land Unit Type:			

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	265,300	0	7,260.	446,500	711,800	711,800	Year End Roll	12/18/2019
2019	101	FV	200,300	0	7,260.	414,600	614,900	614,900	Year End Roll	1/3/2019
2018	101	FV	200,300	0	7,260.	414,600	614,900	614,900	Year End Roll	12/20/2017
2017	101	FV	200,300	0	7,260.	363,500	563,800	563,800	Year End Roll	1/3/2017
2016	101	FV	200,300	0	7,260.	331,700	532,000	532,000	Year End	1/4/2016
2015	101	FV	195,400	0	7,260.	293,400	488,800	488,800	Year End Roll	12/11/2014
2014	101	FV	181,400	0	7,260.	277,400	458,800	458,800	Year End Roll	12/16/2013
2013	101	FV	167,700	0	7,260.	264,000	431,700	431,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13337-463		11/22/1977		42,000	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/30/2013	1141	Redo Kit	117,000	C				
6/28/2012	824	Redo Bat	14,880					
9/6/2007	778	Wood Dec	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	CC	Chris C
5/2/2014	External Ins	PC	PHIL C
2/25/2014	Info Fm Prmt	EMK	Ellen K
6/12/2013	Info Fm Prmt	BR	B Rossignol
4/6/2009	Measured	372	PATRIOT
10/7/1999	Mailer Sent		
10/7/1999	Measured	263	PATRIOT
7/29/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	44366
Prior Id # 2:	
Prior Id # 3:	
Print Date:	
Print Time:	
Print Date:	12/10/20
Print Time:	20:46:30
Last Rev Date:	04/16/19
Last Rev Time:	15:29:02
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6	Colonial			Full Bath: 1	Rating: Very Good			EST BMT.											
Sty Ht: 2A	2A - 2 Sty +Attic			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 2	Conc. Block			A 3QBth:	Rating:														
Frame: 1	Wood			1/2 Bath:	Rating:														
Prime Wall: 5	Asbestos			A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1	Gable			OTHER FEATURES															
Roof Cover: 1	Asphalt Shgl			Kits: 1	Rating: Good														
Color: PEACH				A Kits:	Rating:														
View / Desir:				Fpl:	Rating:														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C	Average			CONDOS INFORMATION															
Year Blt: 1928	Eff Yr Blt:			Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct: G15	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: AG	Avg-Good	26.	%	Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall: 2	Plaster			Functional:				Interior:		1	6	3	M						
Sec Int Wall:		%		Economic:				Additions:											
Partition: T	Typical			Special:				Kitchen:											
Prim Floors: 3	Hardwood			Override:				Baths:											
Sec Floors: 4	Carpet	50%		Total:	26.4	%		Plumbing:											
Bsmnt Flr: 12	Concrete			CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ:	125.00			Heating:											
Bsmnt Gar:				Size Adj.: 1.29338229				General:											
Electric: 3	Typical			Const Adj.: 0.92639291				COMPARABLE SALES											
Insulation: 2	Typical			Adj \$ / SQ: 149.773				Rate	Parcel ID	Typ	Date	Sale Price							
Int vs Ext: S				Other Features: 62500															
Heat Fuel: 1	Oil			Grade Factor: 1.00															
Heat Type: 5	Steam			NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC:		LUC Factor: 1.00															
Solar HW: NO		Central Vac: NO		Adj Total: 359928															
% Com Wall		% Sprinkled:		Depreciation: 95021															
				Depreciated Total: 264907															
MOBILE HOME				Make:		Model:		WtAv\$/SQ:		AvRate:		Ind.Val							
SPEC FEATURES/YARD ITEMS				Serial #:		Year:		Juris. Factor: 1.00		Before Depr: 149.77									
								Special Features: 0		Val/Su Net: 97.61									
								Final Total: 264900		Val/Su SzAd: 162.32									
PARCEL ID 069.0-0004-0013.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N																			
Total Yard Items:				Total Special Features:								Total:							